

THIS INSTRUMENT PREPARED BY & RETURN TO:
MARK A. BRIONEZ
McL.in Burnsed
Post Office Box 491357
Leesburg, Florida 34749-1357

Deed & Bill of Sale

RESERVED FOR RECORDING

THIS INDENTURE made on the _____ day of _____, 2014,
by and between **VETERANS MEMORIAL AT FOUNTAIN PARK, INC.**, who is hereafter
referred to as "Grantor," whose address is 411 W. Main Street, Leesburg, Florida 34748, and
THE CITY OF LEESBURG, FLORIDA, who is hereafter referred to as "Grantee," whose
address is Post Office Box 490630, Leesburg, Florida 34749-0630,

WITNESSETH:

That, for and in consideration of the sum of \$10.00 and other good and valuable
considerations, in hand paid by Grantee to Grantor, receipt whereof is hereby acknowledged, and
in fulfillment of the duties and obligations of Grantor to Grantee and between the parties, as
provided below, Grantor does hereby bargain, sell, remise, release, and convey unto Grantee, its
lawful successors and assigns, all of Grantor's right, title and interest in the Veteran's Memorial
located at Fountain Park, Leesburg, Florida, (the "Veteran's Memorial").

This instrument shall not act as a conveyance of the fee title to the Real Property.
Rather, this instrument shall act as a bill of sale for the Veteran's Memorial to the extent it
remains personally in its current condition, and as a deed conveying all additional rights of
Grantor in and to the Veteran's Memorial to the extent all or any portion of it may be construed
as fixtures or otherwise as a part of the real property. No interest in the Real Property is
conveyed hereby other than all of Grantor's right, title and interest in and to the Veteran's
Memorial.

TO HAVE AND TO HOLD unto Grantee, its lawful successors and assigns forever.
Grantor hereby warrants that title to the Veteran's Memorial (whether classified as real or
personal property) is hereby conveyed to Grantee free and clear of all liens and encumbrances;
that Grantor is the lawful owner of the Veteran's Memorial and has the right to convey it to
Grantee without the joinder or consent of any other person or entity; and that Grantor will defend
the title to the Veteran's Memorial against the lawful claims of anyone whomsoever. Grantor
further warrants that the Veteran's Memorial and the manner and quality of its construction,
fabrication or installation, complies fully with all requirements imposed by Grantee and any
other governmental body or agency with regulatory power over any aspect of the Veteran's

Memorial, and that the Veteran's Memorial is functioning properly so as to fulfill its intended purpose.

The obligations of the Grantor and Grantee under this Deed and Bill of Sale shall be as follows:

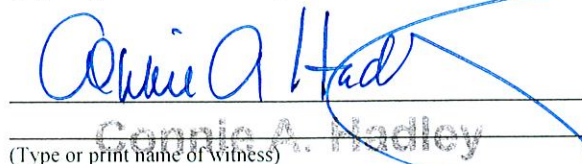
1. Grantor shall remain an active corporation and will continue to collect donations and payments for the purchase of bricks on the property on which the Veterans Memorial is located;
2. Grantor will continue to determine the names of those persons who are entitled to be placed upon the Veterans Memorial;
3. Grantor may engage the services of other contractors to place the appropriate names on the monument, and put down the donated bricks on the property, with the cost for services of the contractor to be paid by Grantor;
4. Grantee will allow the contractors of Grantor to access the Veterans Memorial for purposes of putting down the donated bricks on the property and to access the computer system on the premises for all legal purposes;
5. Grantee will continue to be responsible to maintain its property in perpetuity, and pay for the cost of lighting, a security system, and the expense of liability insurance for the property; and
6. Grantee shall provide a reasonable amount of signage to direct people to the location of the Veterans Memorial.

IN WITNESS WHEREOF, Grantor has executed this instrument on the day and year first above written.

WITNESSES (two required)



Lauren Kelly
(Type or print name of witness)



Corrin A. Hadley
(Type or print name of witness)

VETERANS MEMORIAL AT FOUNTAIN
PARK, INC.

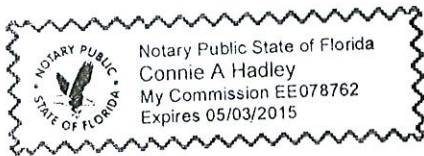
BY: 

STATE OF FLORIDA
COUNTY OF CAKE

BEFORE ME, the undersigned Notary Public, on this 26th day of March, 2014, personally appeared Donald Van Beck, the Chief Executive Officer of Veterans Memorial Park at Fountain Park, Inc., who acknowledged before me that he executed this instrument on behalf of the Grantor, and who was either (CHECK ONE) ☒ personally known to me, or who ☐ produced _____ as identification.

Connie A. Hadley
NOTARY PUBLIC, State of Florida
Connie A. Hadley
Type or print name of Notary

5-3-2015
Commission Expiration Date
EE 078762
Commission Number



CITY OF LEESBURG, FLORIDA

BY: _____
MAYOR

ATTEST:

BY: _____
CITY CLERK